



Stormwater Regulations for New Development

General Overview

The City of Burlington is designated as a [NPDES Phase II](#) permitted City. As such, all new development disturbing greater than 1 acre of land must [apply](#) for a Stormwater Permit. This requirement also applies to any addition or expansion of a larger common plan of development which “cumulatively” (existing and proposed) will have disturbance footprint of greater than 1 acre.

The City of Burlington is subject to the [Jordan Lake Nutrient Management Strategy](#) (better known as the Jordan Lake Rules). These Rules require new development to provide a 50’ buffer along creeks and streams. In addition to buffer protection, the Rules will require nitrogen and phosphorus levels in runoff from new development to meet certain thresholds. Also, the land disturbance trigger for all projects other than residential will drop to 0.5 acres disturbed from the current 1 acre disturbance threshold. The buffer regulations have been adopted while the nitrogen and phosphorus standards are set to begin in August, 2017.

Stormwater Permit Compliance

The general stormwater requirements for new development are as follows:

1. 50’ riparian buffer requirements (30’ undisturbed and 20’ managed) for mapped streams
2. Removal of 85% of total suspended solids (TSS) for the first 1” of runoff from new impervious cover (requires on-site Stormwater Control Measure (SCM) and maintenance easements)
3. Releasing runoff from the property in the post-development state at a rate equal to or less than the pre-development rate for the 1 yr-24 hr storm, or approximately a 3” rainfall event (requires on-site SCM)
4. Annual inspections of SCMs and maintenance by property owner
5. “High” vs “Low” Density Options: If the built upon area of a site is 24% or less than the total acreage, the development falls into the “Low” density category and only the buffer regulations apply (*numbers 2-4 would not be applicable*). NOTE: This provision will no longer be applicable once the nitrogen and phosphorus standards are adopted in August, 2017.

Quick Links:

[Stormwater Ordinance](#)

[Existing Riparian Buffer Protection Ordinance](#)

[Stormwater Division’s Development/Construction Website](#)

Disclaimer: This document is not intended to be all inclusive but instead a general overview. Other regulations may apply. For site specific information, refer to the City’s [Code of Ordinances](#), the Stormwater Division’s [website](#) or [email](#) the Stormwater Division staff.

